

General manager
Manly Council
1 Belgrave St.,
Manly NSW 1655

Attn: Mr Stephen Clements
Deputy General Manager
Landuse and Sustainability

2 Feb 2013

Edward Tracogna
P.O. Box 49
Seaforth NSW 2092



Ref: Notice of Proposed Development 300/2012

Dear Sir

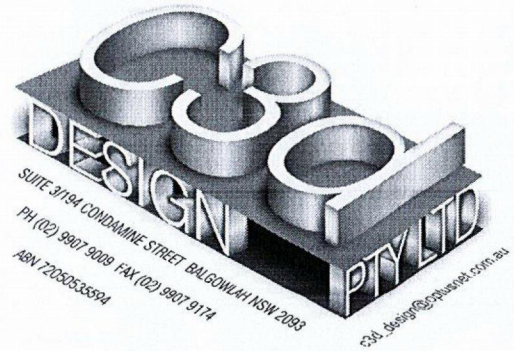
In response to DA 300/2012, alterations and additions, to my immediate neighbour, The Anglican Church I requested John P Mangraviti of c3d Design Pty Ltd to review the submitted DA documents and I draw your attention to his letter.

I look forward to your confirmation and working with the Council's Planners so these concerns can be amicably resolved.

Please don't hesitate to contact me in following up on this matter

Yours Sincerely

Edward Tracogna



30 January 2013

Attention: Manly Council , the General Manager / Planning Department
and on behalf of Mr Edward Tracogna.

RE: DA 300/2012 – comment on the environmental effect
to the amenity of No 309 Sydney Rd, Balgowlah.

Dear Sir / Madam,

Mr Edward Tracogna, owner of No 309 Sydney Rd Balgowlah, requested me to submit a professional opinion regards the environmental impact on the amenity of his property from the proposed alterations and additions of DA 300/2012, Anglican Church, 18 Boyle St Balgowlah.

From a detailed examination of the submitted planning documents I draw your attention to the following unresolved issues.

01: The relocated rain water tank when viewed from the neighbouring ground floor kitchen / dining room will create for an unsightly outlook. A suitable remedy would be to add horizontal screening to the boundary side. This would ameliorate its industrially engineered composition.

02: The extension of the toilet facilities and general design treatment to the East elevation looks satisfactory, however prior to construction to the existing ground works the following construction process must be followed to ensure the following outcomes. The existing ground level to the churches boundary has been artificially raised as evidenced by the supporting photo. It isn't realistic to rely on a timber paling fence to act as a retaining wall and for onsite storm water drainage management. It would be our expectation based on accepted standards of realistic, competent building practice that a retaining wall and onsite stormwater drainage system is designed by a certified registered Structural Engineer and approved for construction prior to the construction of the toilet footing / additions and relocation of the rainwater tank.

03: To the East elevation, please confirm what the proposed full height glass finish and colour specification is to the stair well? I couldn't find a description or specification on the submitted design documents. I'm specifically looking at the impact of visual privacy and electric light illumination and transmission onto the neighbouring property.

We look forward to your reply and I can be contacted on, mobile No 0417 656 940 &
c3d_design@bigpond.com

Yours sincerely,

John P Mangravit
B. Architecture. BA Industrial Design

Manly Council



Reference: 300/2012
Enquiries: Landuse and Sustainability

Mr E Tracogna
PO Box 49
SEAFORTH NSW 2092

Council Offices
1 Belgrave Street
Manly NSW 2095

Correspondence to
General Manager
PO Box 82
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500
Facsimile 02 9976 1400

www.manly.nsw.gov.au
records@manly.nsw.gov.au

ABN 43 662 868 065

Dear Sir/Madam

NOTICE OF PROPOSED DEVELOPMENT NO. 300/2012

Property: 18 Boyle Street BALGOWLAH
Applicant: MacKenzie Architects

Proposed Development: **Alterations and additions to an existing All Saints Anglican Church including extensions to the ground floor and first floor**

Council has received the above Development Application. In keeping with our commitment to informing residents of such applications, I wish to make you aware that:

- The application and accompanying documents are available for viewing until 07/02/2013 at Manly Council Customer Service Centre, 1 Belgrave Street, Manly; Monday to Friday between the hours of 8.30am and 5.00pm. The application and plans are also available for viewing at the Information Desk in Manly Library during normal Library hours. Please note that plans cannot be photocopied and the Library staff are not qualified to assist with interpretation of the plans.
- You should bring this letter with you if you wish to inspect the plans.
- Written submissions are to be lodged with Council within this notification period. **For important information about lodging a submission, please refer to the accompanying document entitled "Information About Submissions"**
- Where a submission is made by way of objection, the grounds for objection must be stated and detailed in the submission. Council will **acknowledge receipt** of submissions and the concerns or objections outlined will be dealt with as part of the assessment process.
- When the application is determined, people who have lodged submissions will be advised of Council's decision.
- Any written submission made regarding a Development Application will be available for the public to access on Council's website during the notification period only. **If you consider that all or part of your submission contains information that should remain confidential, the onus is on you to advise Council accordingly by including the word "Confidential" in your submission title. Please be aware that submissions marked confidential cannot remain confidential if the application proceeds to the Court.**

You may follow the progress of a development application on Council's website www.manly.nsw.gov.au. Submissions can also be emailed to records@manly.nsw.gov.au

Yours faithfully,

Date: 3/01/2013

Stephen Clements
Deputy General Manager
Landuse and Sustainability

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au